

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-18984 - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard protests
6. Submitted after final agenda – Returned postcard protests and supports
7. Backup referenced from the 04-12-07 Planning Commission Meeting Item 34

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 150 and 151.

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GREG BORGEL, 300 South Fourth Street, appeared on behalf of the applicant and respectfully requested approval. He then informed Council that on Item 151, the Agenda Summary Page indicated the incorrect square footage on the second building.

ASSISTANT CITY ATTORNEY BRYAN SCOTT clarified the item should be held in abeyance; the correct square footage is larger, so the item will have to be renoticed with the correct square footage. Since the Variance pertains to the setback of the building and has been notified correctly, MR. BORGEL requested Council vote on the Variance request and only obey the Site Development Plan Review.

COUNCILWOMAN TARKANIAN thanked MR. BORGEL for meeting with the residents. She added that the area residents are looking forward to the development and she has not received any complaints.

MAYOR GOODMAN declared the Public Hearing closed on Items 150 and 151.

